

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

WILLIAM H. OLIVER, JR.
2240 Highway 33
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Neptune, New Jersey 07753
732-988-1500
Attorney for Debtor(s)
WO-7129

In Re:
Rodolfo Mejia and Idania Mejia



Order Filed on August 24, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 14-25641
Hearing Date: 8-14-18 @ 9am
Chapter: 13
Judge: Michael B. Kaplan

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: August 24, 2018

A handwritten signature of Michael B. Kaplan in black ink.
Honorable Michael B. Kaplan
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 220 Old Bergen Road, Jersey City, NJ 07305, New Jersey (the Real Property).

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☐ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:	Star Realty (Listing & Selling Broker) / William H. Oliver, Jr.	
Amount to be paid:	6% of Sale Price	/Amount as will appear in HUD
Services rendered:	Real Estate Listing & Selling Broker /Attorney for Seller	

OR: ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ -0- claimed as exempt may be paid to the Debtor.
6. The ☒ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:
10. The sale of the property shall be completed within one hundred twenty days (120) of the entry of this Order.
11. JPMorgan Chase Bank, National Association is to be paid in full pursuant to an updated payoff to be ordered before the close of escrow.
12. JPMorgan Chase Bank, National Association shall receive funds within forty-eight (48) hours of closing.

rev.8/1/15

Certificate of Notice Page 4 of 4
 United States Bankruptcy Court
 District of New Jersey

In re:
 Rodolfo Mejia
 Idania Mejia
 Debtors

Case No. 14-25641-MBK
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
 Form ID: pdf903

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Aug 24, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 26, 2018.

db/jdb +Rodolfo Mejia, Idania Mejia, 15 Varga Drive, Carteret, NJ 07008-1756

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 26, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 24, 2018 at the address(es) listed below:

Albert Russo docs@russotrustee.com
 Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
 Albert Russo (NA) on behalf of Trustee Albert Russo docs@russotrustee.com
 Alexandra T. Garcia on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-19CB) NJECFMAIL@mwclaw.com, nj-ecfmail@ecf.courtdrive.com
 Andrew L. Spivack on behalf of Creditor JPMORGAN CHASE BANK, N.A. nj.bkecf@fedphe.com
 Andrew M. Lubin on behalf of Creditor Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2006-19CB, Mortgage Pass-Through Certificates Series 2006-19CB bkecf@milsteadlaw.com, alubin@milsteadlaw.com
 Celine P. Derkrikorian on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-19CB) njecfmail@mwclaw.com
 Denise E. Carlson on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-19CB) dcarlon@kmlawgroup.com, bkggroup@kmlawgroup.com
 Melissa N. Licker on behalf of Creditor JPMORGAN CHASE BANK, N.A. NJ_ECF_Notices@McCalla.com
 R. A. Lebron on behalf of Creditor JPMORGAN CHASE BANK, N.A. bankruptcy@feinsuch.com
 R. A. Lebron on behalf of Creditor BANK OF AMERICA, N.A., as servicer for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH bankruptcy@feinsuch.com
 William H. Oliver, Jr. on behalf of Debtor Rodolfo Mejia bkwoliver@aol.com, R59915@notify.bestcase.com
 William H. Oliver, Jr. on behalf of Joint Debtor Idania Mejia bkwoliver@aol.com, R59915@notify.bestcase.com
 William M.E. Powers on behalf of Creditor JPMorgan Chase Bank, National Association ecf@powerskirn.com
 William M.E. Powers, III on behalf of Creditor JPMorgan Chase Bank, National Association ecf@powerskirn.com

TOTAL: 15